

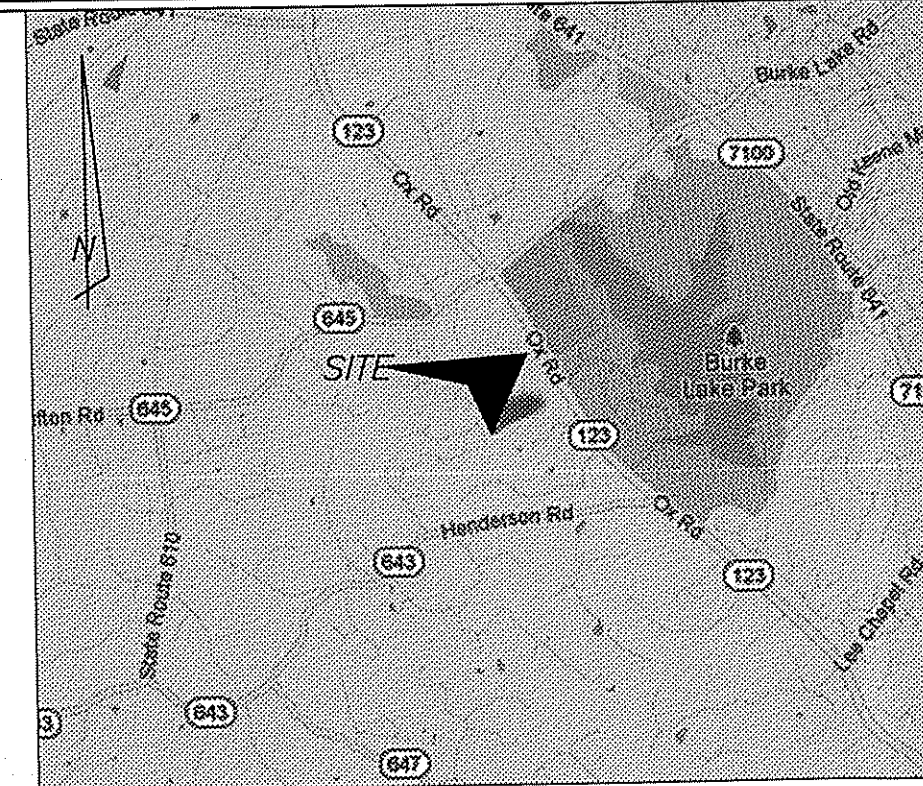
NOTES :

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS 087-3--((10))--0043 AND IS ZONED RC (RESIDENTIAL CONSERVATION 1DU/5AC). THE LOT IS LOCATED IN SPRINGFIELD DISTRICT.
- EXISTING USE: RC, RESIDENTIAL CONSERVATION
PROPOSED USE: REDUCTION OF REAR YARD REQUIREMENTS TO 50% OF CODE TO PERMIT CONSTRUCTION OF SCREEN PORCH, DECK AND STAIRS NO CLOSER THAN 12.5' FEET FROM REAR LOT LINE.
CURRENT SETBACKS REQUIRED: FRONT =40', SIDE =20', REAR =25'
- ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN HEREON. NO KNOWN UTILITY EASEMENTS EXIST ON THIS SITE. NO KNOWN EASEMENTS OVER 25'.
- OWNER: CORRIE, ROBERT M. AND ELLEN S. (703) 268-5101
10629 SUMMERSWEET CT
FAIRFAX STATION VA 22039
DEED BOOK 19543 AT PAGE 0533
- THIS SITE HAS PUBLIC WATER. SEWER NOT AVAILABLE.
SEPTIC FIELD EXISTS AS SHOWN.
DRY UTILITIES CONNECTED CONSIST OF GAS, COMMUNICATIONS AND CABLE
- NO GRAVES OR STRUCTURES MARKING A GRAVE ARE LOCATED ON THIS LOT.
- LOT IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) OR FLOOD PLAIN.
- THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON OR NEAR THIS PROPERTY AS DESCRIBED IN TITLE 40 CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 OR OTHER STATE OR LOCAL REGULATIONS.
- THE LOT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE CODES OR ORDINANCES AND REGULATIONS.
- PERVIOUS AREA= 26,468 SQ. FT.
IMPERVIOUS AREA= 6,881 SQ. FT.
(IMPERVIOUS FRONT YARD= 1,123 SQ. FT. OR 16%)
(IMPERVIOUS SIDE YARD= 295 SQ. FT. OR 4%)
(IMPERVIOUS REAR YARD= 2,091 SQ. FT. OR 30%)
TOTAL NON-DWELLING IMPERVIOUS AREA= 3,509 SQ. FT.
- THE EXISTING GROSS FLOOR AREA IS 6,744 SQUARE FEET. THE RESULTING FLOOR AREA OF THIS PROPOSED ADDITION IS 852 SQUARE FEET AND CONSISTS OF LESS THAN 12.6% OF THE GROSS FLOOR AREA OF THE EXISTING STRUCTURE (DWELLING) THAT EXISTED AT THE TIME OF THE FIRST EXPANSION REQUEST, REGARDLESS OF WHETHER SUCH ADDITION COMPLIES WITH THE MINIMUM YARD REQUIREMENTS OR SUBJECT OF SUBSEQUENT YARD REDUCTION SPECIAL PERMIT. NONE OF THE PRINCIPAL STRUCTURE WILL BE REMOVED IN CONNECTION WITH THE PROPOSED REQUEST INCLUDING GROSS FLOOR AREA.
- THE RESULTING GROSS FLOOR AREA OF AN EXISTING ACCESSORY STRUCTURE AND ANY ADDITION TO IT SHALL BE SUBORDINATE IN PURPOSE, SCALE, USE AND INTENT TO THE PRINCIPAL STRUCTURE.
- THE BZA SHALL DETERMINE THAT THE PROPOSED DEVELOPMENT IS HARMONIOUS WITH THE SURROUNDING STRUCTURES IN TERMS OF POSITION, HEIGHT, BULK AND SCALE OF SURROUNDING STRUCTURES, TOPOGRAPHY, VEGETATION AND PRESERVATION OF SIGNIFICANT TREES AS DETERMINED BY THE DIRECTOR.
- IN ACCORDANCE WITH THE BZA THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE USE AND ENJOYMENT OF ADJACENT PROPERTIES WITH REGARD TO NOISE, LIGHT, AIR, SAFETY, EROSION OR STORMWATER RUNOFF.
- THE PROPOSED DEVELOPMENT, SINCE IT WILL BE CONSTRUCTED IN REPLACEMENT OF THE EXISTING DECK, WILL NOT ENCUMBER ADDITIONAL DISTURBANCE TO THIS SITE. ENVIRONMENTAL CHARACTERISTICS OF THIS SITE WILL NOT BE AFFECTED ADVERSELY AS A RESULT TO CONSTRUCTION DUE TO THE FACT THAT MOST CONSTRUCTION WILL TAKE PLACE ON AN EXISTING DECK OR WHERE THE EXISTING DECK WILL BE REMOVED SO ALL OF THE NEW DECK/SCREENED PORCH WILL BE ON ONE LEVEL WHICH WILL MAINTAIN ITS EXISTING SHAPE AND SIZE (AS SQUARE FEET).
- SOILS ARE: WHEATON-GLENELG COMPLEX (CLASS IVB), NO NEW FOUNDATIONS ARE PROPOSED (THOUGH IT IS POSSIBLE AN EXISTING ONE MAY BE REPLACED) .SO, NO LIMITED GEOTECH SOILS IS REQUIRED.

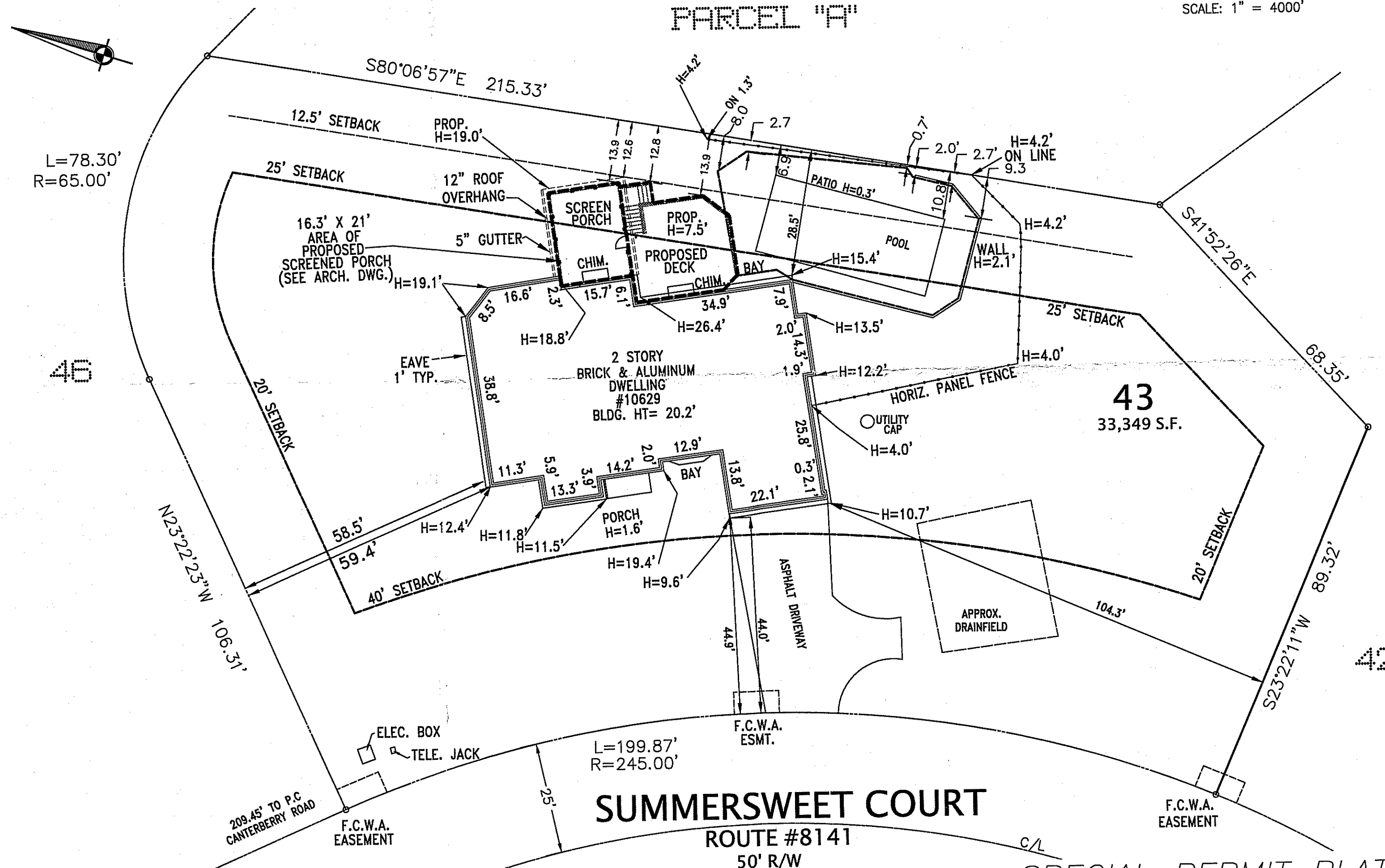
Application No. SP 2013-SP-017

Approved
John H. McNeill

Chairman, Board of Zoning Appeals



VICINITY MAP
SCALE: 1" = 4000'



GROSS FLOOR AREA TABLE	
EXISTING GROSS FLOOR AREA	6,744 S.F.
NEW SCREENED PORCH AREA	852 S.F.
RESULTING TOTAL	7,596 S.F.
RESULTING GROSS FLOOR AREA RATIO	=12.6%

SUMMERSWEET COURT

ROUTE #8141
50' R/W

SPECIAL PERMIT PLAT
ON

LOT 43, SECTION 1

WILDWOOD HILLS ESTATES

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

DATE: APRIL 13, 2012



ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030

TEL. NO. 703-660-6615 FAX NO. 703-768-7764